

A Regular Meeting of the Troy Zoning Board of Appeals was held Tuesday, January 20, 1970 in the Troy City Offices. The meeting was called to order by Chairman, Kenneth Henning at 8:00 P.M.

PRESENT: Chairman
Kenneth Henning

Isaac Robertson
Donald Boyd
Anthony Pallotta
Joseph Socha
Robert Elliott
Arthur Molinar

ABSENT: None

ITEM #1. Approval of Minutes, Regular Meeting, December 16, 1969

Motion by Robertson
Support by Pallotta

MOVED, that the minutes of the Regular Meeting of the Zoning Board of Appeals held December 16, 1969 be approved as written.

yeas: All - 7
nays: none
absent: none

RENEWALS

ITEM #2. 5000 Rochester, renewal requested on variance to store wrecked and abandoned cars.

Inspector Stanley stated there were no complaints in the file.

Mr. Coleman was present and stated his request was the same as in past years. He indicated the law allowed him to keep wrecked cars for thirty days only.

No comments from the audience.

Motion by Robertson
Support by Elliott

MOVED, that the renewal requested at 5000 Rochester of variance to store wrecked and abandoned cars be approved for a period of one year with the following restrictions:

1. Shall keep adequate records as to periods of storage.
2. Shall keep abandoned vehicles within a screened enclosure.
3. No stripping or dismantling of autos shall be permitted on the premises.

yeas: All - 7
nays: none
absent: none

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ITEM #3. 3120 Frankton, renewal requested on variance to operate sheet metal business.

Inspector Stanley stated there were no complaints in the file.

The petitioner was not present.

No comments from the audience.

Motion by Pallotta
Support by Socha

MOVED, that the renewal of variance to operate sheet metal business be approved for one year with no expansion of operation and no night work.

yeas: All - 7
nays: none
absent: none

ITEM #4. 6681 Rochester, renewal requested on variance to operate a thread grinding machine.

Inspector Stanley stated there were no complaints in the file.

The petitioner was present and stated the operation had not changed.

No comments from the audience.

Motion by Pallotta
Support by Elliott

MOVED, that the renewal requested on variance to operate a thread grinding machine at 6681 Rochester be approved for one year provided the exterior is kept clean.

yeas: All - 7
nays: none
absent: none

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ITEM #5. Troy National Bank requests renewal of variance to maintain sign at southeast corner of Crooks and Big Beaver.

Inspector Stanley stated there were no objections to this sign.

Mr. Alden, representing Troy National Bank, was present.

No comments from the audience.

Motion by Robertson
Support by Socha

MOVED, that the renewal requested by Troy National Bank to maintain sign at southeast corner of Crooks and Big Beaver be approved for one year.

yeas: All - 7
nays: none
absent: none

ITEM #6. 3333 Coolidge, renewal requested on variance giving relief from erecting an obscuring wall.

Inspector Stanley stated the Board granted the original variance due to the fact that the surrounding area was undeveloped, and this is still true.

A representative of the Church was present and stated the conditions have not changed and they are still requesting this variance.

No comments from the audience.

Motion by Socha
Support by Pallotta

MOVED, that the renewal requested on variance for relief from erecting an obscuring wall at 3333 Coolidge be approved for a period of one year, as conditions have not changed.

yeas: All - 7
nays: none
absent: none

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ITEM #7. 1787 Rochester, renewal requested for use of mobile office trailer.

Inspector Stanley stated that a six month variance was granted by the Board on June 17, 1969 to use this temporary trailer. He indicated no plans have been submitted for the construction of a new office.

The petitioner was not present.

No comments from the audience.

Motion by Socha
Support by Molinar

MOVED, that the renewal requested for use of mobile office trailer at 1787 Rochester be tabled for thirty days to allow the petitioner to appear before the Board.

yeas: All - 7
nays: none
absent: none

TABLED

ITEM #8. 1143 Mayberry, Lot 61, East Long Lake, for relief of rear yard setback from 35' to 34' and side yard setback from 40' to 28'.

Inspector Stanley showed a sketch of the lot and stated the petitioner is requesting relief of the side yard to 28', where 40' is required due to the double frontage lot. He is also requesting relief in the rear yard from 35' to 34'.

Mr. LaVere was present and stated this relief is needed to build on a corner lot.

Motion by Elliott
Support by Robertson

MOVED, that the request at 1143 Mayberry, Lot 61, East Long Lake, for relief of rear yard setback to 34' and side yard setback to 28' be approved due to the double frontage lot and it would not be considered detrimental to the neighborhood.

yeas: All - 7
nays: none
absent: none

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PUBLIC HEARINGS

ITEM #9. Special Approval at 130 Stephenson, requesting that the setback requirement of 50' from the runway for the storage of crushed rock be eliminated from the variance approved on May 21, 1969.

Inspector Stanley stated the airstrip is no longer in use and the petitioner is requesting to extend the rockpile closer than 50' to the runway.

Mr. Hughes was present and stated since the airstrip is closed, they can see no reason why they would have to maintain the 50' setback from the runway. Actually they are interested in blocking the runway so nobody will attempt to land on it. He stated they would be able to store more rock, but would not be expanding the operation.

The Chairman opened the public hearing.

No comments from the audience.

Motion by Pallotta
Support by Boyd

MOVED, that the amendment of the Special Approval at 130 Stephenson to eliminate the 50' setback requirement from the runway for the storage of crushed rock be denied as no hardship was shown and they have not complied with special stipulations that have been imposed upon this use by the Board of Appeals in the past, and that to permit the additional storage of crushed rock would in essence be an expansion of the specially permitted use. Due to the development that has occurred in the area and the future development that is anticipated, this Board feels that this operation should not be expanded beyond what is now there.

yeas: 6
nays: 1 - Molinar
absent: none

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ITEM #10. Variance Requested on Lot 30, S/P #11, Corner Big Beaver & Daley, for relief of 50' setback to 25' from Daley Street.

Inspector Stanley showed a sketch of the lot and stated the petitioner wishes to construct an industrial building on the corner of Daley and Big Beaver with a 25' setback from Daley. The Zoning Ordinance requires that all buildings setback 50' from a public street in an M1 district.

Mr. Damman was present and stated the land would not be buildable without this variance, as the City is requiring a larger right-of-way on Big Beaver.

The Chairman opened the public hearing.

No comments from the audience.

Letters of approval from Clara Toll, 2916 Daley, and Fred Cinader, owner of Lot 32. Letter of disapproval from Mr. & Mrs. Schumborg, 1101 E. Big Beaver.

Motion by Robertson
Support by Elliott

MOVED, that the variance requested on Lot 30, S/P #11, corner Big Beaver and Daley, for relief of 50' setback to 25' from Daley Street be approved for the following reasons:

1. The depth of the lot from Daley Street is only 124', and it would be impractical to use a 50' front setback and a 20' rear setback as required by ordinance.
2. The proposed right-of-way on Big Beaver is using up a large portion of this lot.
3. It would not be detrimental to the neighborhood.

yess: All - 7
nays: none
absent: none

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ITEM #11. Variance Requested at 1621 Livernois for alterations to non-conforming building.

Inspector Stanley showed a sketch and stated the petitioner, Troy National Bank, has requested permission to alter the building and install a mansard roof across the front of the building. The building is presently non-conforming as it is located only 8' from the proposed Livernois right-of-way. By installing this roof, they would be increasing their non-conformity.

Mr. Alden representing the Troy National Bank was present and stated they were requesting this variance to improve the appearance of the building and felt it would be beneficial to the area.

The Chairman opened the public hearing.

No comments from the audience.

Letter of approval from J & J Pattern Co., 1790 Livernois

Motion by Pallotta
Support by Socha

MOVED, that the variance requested at 1621 Livernois for alterations to non-conforming building by adding a mansard roof which will extend 2' beyond the present facade of the building reducing the setback from 8' to 6' from the proposed Livernois right-of-way be approved as there were no objections from surrounding property owners, and it will add to the esthetic value of the neighborhood, and it will not increase the life expectancy of this building.

yeas: All - 7
nays: none
absent: none

ITEM #12. Variance Requested at 1925 W. Maple for addition to non-conforming building.

Inspector Stanley showed a sketch of the property and stated the petitioner is requesting to put two additions on the back of his existing building. A portion of the building is now within 4' of the rear property line, where 20' is required; and he wishes to continue the 4' setback on his addition.

Mr. Robert Ebbert was present and stated he needed the space provided by the large addition; and the smaller addition was needed to close in a corner that had become a security problem.

The Chairman opened the public hearing.

No comments from the audience.

Nothing in the file.

Motion by Elliott
Support by Pallotta

MOVED, that the variance to add two additions within 4' of the rear property line at 1925 W. Maple be approved for the following reasons:

1. The additions would not decrease the rear yard of 4' now existing.
2. It will permit the best utilization of the property and would reduce the hazards of vandalism.
3. It would not be detrimental to the surrounding area.

ITEM #13. Variance Requested at 5700 Rochester for relief from erecting an obscuring wall and paving the parking lot.

Inspector Stanley showed a sketch of the property and stated the petitioner is requesting relief from erecting a masonry wall as the surrounding property is undeveloped; and they are also requesting relief from hard surfacing the parking lot at the present time.

Mr. Brewster, representing the Glen Oaks Alliance Church, was present. He stated that they could see no purpose to erecting the wall at the present time as the property is undeveloped.

The Chairman opened the public hearing.

No comments from the audience.

Nothing in the file.

Motion by Molinar
Support by Elliott

MOVED, that the variance requested at 5700 Rochester for relief from erecting an obscuring wall be approved for one year as the land surrounding the parking lot is undeveloped; and relief from paving the parking lot be approved for one year as it would not be detrimental to the surrounding area.

yeas: All - 7
nays: none
absent: none

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ITEM #14. Variance Requested at 2600 E. Big Beaver to erect a temporary accessory building for the purpose of keeping horses.

Inspector Stanley showed a sketch of the location proposed for the shed and also pictures of the existing shed which they wish to move to this location.

The petitioner was not present.

The Chairman opened the public hearing.

Mr. Pirrone, 2630 E. Big Beaver, stated he lived next door to Mr. Weaver and he was against the variance.

Mr. Russell Nigg, stated his daughter boards her horse there without cost, and he was in favor of the variance.

Mr. Currier, stated his daughter also boards a horse there without cost, and he felt the variance should be granted.

Letters of approval from Mr. & Mrs. Rittenberry, 2593 E. Big Beaver; Mr. & Mrs. Costanza, 2570 E. Big Beaver; and Mrs. Hill, owner of CT562.

Letters of disapproval from Jack Engelman, 2595 Athena; Mr. Dadswell, 2721 Sparta; Lawrence Petsco, 2701 Sparta; Mr. Primeau, 2675 Athena; Lawrence Lawson, 2583 Athena; and B. J. Chuinard, 2603 Athena.

Motion by Robertson

Support by Molinar

MOVED, that the request as 2600 E. Big Beaver to erect a temporary accessory building for the purpose of keeping horses be tabled for thirty days to allow the petitioner to appear before the Board.

yeas: All - 7

nays: none

absent: none

ITEM #15. Variance Requested at 2375 E. Maple to retain parking lot installed without permit, which would be an expansion of the non-conforming use.

Inspector Stanley stated the petitioner is requesting to extend the parking area behind the building. He indicated that since the parking lot is adjacent to residential property, they would need a 4'6" obscuring wall around the parking area.

Mr. Davis stated that when they purchased the property, they were under the impression there was parking at the rear. He indicated they did need this parking as they have 128 members at the present time.

The Chairman opened the public hearing.

Mr. Uhelski, owner of adjacent property, stated he was in favor of the variance.

Letters of approval in the file from Troy Full Gospel Chapel, 1650 Milverton; and Lake & Heinning, owners of CT713F and CT713F-2.

Motion by Molinar
Support by Robertson

MOVED, that the variance requested at 2375 E. Maple to retain parking lot installed without permit be approved subject to the asphaltic surfacing of the parking lot and the installation of a masonry wall around the parking lot within one year. This variance is approved for the following reasons:

1. The additional parking is needed to adequately serve the membership of this organization.
2. There were no objections from the immediate neighbors who indicated by letters that they were in favor of this proposal.

yeas: All - 7
nays: none
absent: none

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ITEM #16. Variance Requested at 2605 Hounds Chase, Lot 18, Hickory Heights,
for relief of 15' side yard setback to 11.5'.

Inspector Stanley showed a sketch of the lots concerned and stated the petitioner is requesting relief of 3.5' due to an error by the survey crew. The lot is also undersized by 532 sq.ft. due to the shift in lot lines to try to correct the error. There is a house under construction on this lot.

Mr. Robertson was present and stated there was an error in the staking of the lots and it was not discovered until recently.

Mr. Edwards, Surveyor, was also present. He indicated he felt this would be the best way to solve the problem.

The Chairman opened the public hearing.

No comments from the audience.

Letters of approval in the file from Charles Baccus, 5651 Andover; R. H. McRae, 5687 Andover; and Mrs. Terrance Smith, 2171 Hounds Chase.

Motion by Elliott
Support by Pallotta

MOVED, that the variance requested at 2605 Hounds Chase, Lot 18, Hickory Heights, for relief of side yard setback to 11.5' and relief of 532 sq.ft. on the size of the lot be approved because of the hardship due to an error in the survey.

yeas: All - 7
nays: none
absent: none

Motion by Elliott
Support by Pallotta

MOVED, that this Meeting of the Zoning Board of Appeals be adjourned.

yeas: All - 7
nays: none
absent: none

ADJOURN: 11:20 P.M.